

# Exhibit C

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**MINUTES**  
**Del Monte Land Use Advisory Committee**  
**Thursday, August 1, 2024**

1. Meeting called to order by Lori Leitzke at 3:00 pm

2. Roll Call

**Members Present:**

Lori Leitzke, Maureen Lyon, Carol Church, Ned Van Roekel, Bart Bruno, Rick Verbanec, Kim Caneer, Kamlesh Parikh

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**Members Absent:**

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3. Approval of Minutes:

A. July 18, 2024 minutes

Motion: Ned Van Roekel (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: All

Noes: None

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

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5. Scheduled Item(s)

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

None

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7. Meeting Adjourned: 3:56 pm

Minutes taken by: Maureen Lyon

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

**Advisory Committee:** Del Monte Forest

1.                   **Project Name:** LAMMERSEN SARAH  
                       **File Number:** PLN240063  
                       **Project Location:** 2967 CORMORANT RD, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 007-262-005-000  
                       **Project Planner:** McKenna Bowling  
                       **Area Plan:** Greater Monterey Peninsula Area Plan  
**Project Description:** A Design Approval to allow demolition of an existing 2,141 square foot single family dwelling and associated hardscape; and construction of a 3,349 square foot single family dwelling with a 551 square foot attached garage and 634 square foot detached accessory dwelling unit.

**Was the Owner/Applicant/Representative present at meeting?**            YES   X   NO       

(Please include the names of the those present)

Paul Davies (Architect)

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**Was a County Staff/Representative present at meeting?**            Hya Honorato (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**LUAC AREAS OF CONCERN**

<b>Concerns / Issues</b> (e.g. site layout, neighborhood compatibility; visual impact, etc)	<b>Policy/Ordinance Reference</b> (If Known)	<b>Suggested Changes - to address concerns</b> (e.g. relocate; reduce height; move road access, etc)
Plan shows limited construction vehicle parking/area		Add sufficient parking for construction vehicles

**ADDITIONAL LUAC COMMENTS**

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**RECOMMENDATION:**

Motion by: Maureen Lyon (LUAC Member's Name)

Second by: Carol Church (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: All

Noes: None

Absent: \_\_\_\_\_

Abstain: Lori Lietzke

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

**Advisory Committee:** Del Monte Forest

2.                   **Project Name:** SIGNAL HILL LLC  
                       **File Number:** PLN240077  
                       **Project Location:** 1170 SIGNAL HILL RD, PEBBLE BEACH, CA 93953  
**Assessor's Parcel Number(s):** 008-261-007-000  
                       **Project Planner:** Mary Israel  
                       **Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone  
**Project Description:** An application for a Design Approval to allow an 8,448 square foot single family dwelling with light brown stucco body and black painted metal trim, a gravel roof and associated improvements. The single family dwelling Coastal Administrative Permit was part of an approved Combined Development Permit for a "Reduced Project that is a single family residence of similar size, in concept, as the existing residence." (Board Resolution No. 23-237).

**Was the Owner/Applicant/Representative present at meeting?**            YES   X   NO       

(Please include the names of the those present)

Massy Mehdipour (owner)

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**Was a County Staff/Representative present at meeting?**            Hya Honorato (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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**LUAC AREAS OF CONCERN**

<b>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</b>	<b>Policy/Ordinance Reference (If Known)</b>	<b>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</b>
Appears to be some confusion between what Board of Supervisors recommended and the County staff interpretation		
Plans within coastal commission edicts.		

**ADDITIONAL LUAC COMMENTS**

LUAC feels that the drawings presented to LUAC reflect the proper interpretation of the directions from the county and we recommend approval

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**RECOMMENDATION:**

Motion by: Bart Bruno (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: \_\_\_\_\_  
 Continue to what date: \_\_\_\_\_

Ayes: All

Noes: None



Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

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